

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Glen Falls Road, 500 ft. * ZONING COMMISSIONER
W of Mack Road * OF BALTIMORE COUNTY
6120 Glen Falls Road *
4th Election District * Case No. 92-189-A
3rd Councilmanic District *
Franklin A. Plummer, et ux *
Legal Owners *
The Koren Development Co., Inc *
Contract Purchaser *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for that property known as 6120 Glen Falls Road. The Petitioner seeks a variance from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Sections 400.1 and 400.3 of the B.C.Z.R. as they all relate to accessory buildings and accessory uses or structures. Specifically, the Petitioner seeks permission for an accessory structure (identified as Barn No. 1 on the Petitioners' site plan) to be larger than the principal building on the lot; from Section 400.1 of the B.C.Z.R. to permit accessory structures, (Barns Nos. 1 and 2 on the site plan) to be located in the side yard in lieu of the required rear yard, and Section 400.3 of the B.C.Z.R. to permit accessory structures (Barns Nos. 1 and 2) to exist with heights of 29 ft. and 24 ft. respectively, in lieu of the maximum permitted 15 ft.

The subject property is 6.352 acres +/- and zoned R.C.4, as shown on Petitioners' Exhibit No. 1, the site plan to accompany the Petition. The property is improved with an existing house and 2 barns. The property is owned by Franklin A. and Mildred A. Plummer, however, is under contract to

the Koren Development Company, Inc. The Plummers and Steven S. Koren appeared as Petitioners. Also appearing in support of the Petition was Tony K. and Terri S. Hudson, who are under contract to purchase the improvements from the developer. There were no Protestants.

Testimony offered at the hearing disclosed that the subject parcel is part of a larger tract which is owned by the Hudsons. The tract straddles the Baltimore County/Carroll County line. The Plummers are desirous of selling the larger tract to the developer for development as farmettes. The subject lot would be a portion of the development and, as indicated above, is currently improved with an existing dwelling and 2 barns. It was testified that the barns are structurally sound and in good repair. Further, because of the configuration of the lot and orientation of the house, the barns are located in the side yard, in lieu of the rear yard of the property. Further, the barns were built approximately in 1920 and at the time were constructed so as to be their present size and height. The Petitioners and their witnesses certified that relocation or destruction of the barns would diminish the ambience of the property and locale.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Although I am persuaded to grant the variances, the Zoning Advisory Committee comment from the Deputy Director of the Office of Planning and Zoning is significant. That comment indicates C.R.G. approval was given for the development on September 14, 1989. Further, the comment indicates that the Petitioners' Exhibit No. 1, (the plat to accompany the variance) is not consistent with the approved C.R.G. plan. At my request, the Petitioners submitted, after the hearing, a copy of the approved C.R.G. plan which is accepted into evidence, in this case, and marked as Petitioners' exhibit No. 2. Indeed, that plan indicates that the existing barns are "to be razed". In view of my findings and this discrepancy, I shall restrict my order so as to require the Petitioners to amend their C.R.G. plan to bring same into compliance with Petitioners' Exhibit No. 1.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of December, 1991 that a variance from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (Barn No. 1) larger than the principal building on the lot, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the B.C.Z.R. to permit accessory structures (Barn No. 1 and No. 2) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.3 of the B.C.Z.R. to permit accessory structures (Barn No. 1 and No. 2) to exist with heights of 29 ft. and 24 ft. respectively, in lieu of the maximum permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall cause to be filed an amended C.R.G. plan reflecting that the existing barns on the subject property shall remain where located and not be razed or relocated. This Order shall be conditioned upon said submission

of an amended plan and acceptance thereof by the C.R.G.

LES:mmm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

December 12, 1991

Mr. Steven S. Koren
Koren Development Company, Inc.
One Centre Park Drive, Suite 207
Columbia, Maryland 21045

Mr. and Mrs. Franklin A. Plummer
6120 Glen Falls Road
P.O. Box 447
Severna, Maryland 21146

RE: Petition for Zoning Variance
Case No. 92-189-A

Dear Mr. Koren and Mr. and Mrs. Plummer:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Variance

92-189-A

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, hereby petition the Zoning Commissioner for a Variance from Section 101 of the Baltimore County Zoning Regulations to permit an accessory structure (Barn #1) larger than the principal building on the lot; Section 400.1 to permit accessory structures (Barn #1 and Barn #2) to be located in the side yard in lieu of the required rear yard; and Section 400.3 to permit accessory structures (Barn #1 and Barn #2) to exist with heights of 29 feet and 24 feet respectively, in lieu of the maximum permitted 15 feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Hardship
The barns are existing and structurally sound, and are an integral part of the existing dwelling; however, since the proposed lot cannot be justified as a reduced acreage farm, the barns do not strictly comply with present zoning regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Steven S. Koren

(Type or Print Name)

Signature

One Centre Park Drive - Suite 207

Address

Columbia, Maryland 21045

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Franklin A. PLUMMER

(Type or Print Name)

Signature

Mildred A. Plummer

(Type or Print Name)

Signature

6120 Glen Falls Rd

P. O. Box 447

Address

Severna Park, Maryland 21146

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

McKee & Associates, Inc.

Name

5 Shawan Road, Hunt Valley, MD, 21030

Address

Phone No. 417-6555

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING (HRS) + MIN.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: L6

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (301) 527-1555
Facsimile: (301) 527-1563

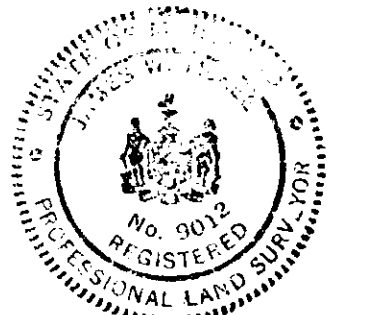
October 17, 1991

92-189-A

DESCRIPTION OF
LOT 4 - PLUMMER PROPERTY
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the north side of Glen Falls Road (60 feet wide) at a distance of 500 feet, more or less, west of the centerline of Mack Road; thence running along said road, South 51° 51' 53" West 276.07 feet and by a curve to the left with a radius of 3,530 feet and an arc length of 199.96 feet; thence leaving said road and running, North 40° 02' 08" West 300.00 feet, North 15° 15' 02" East 255.25 feet, North 16° 17' 33" West 409.64 feet, North 57° 45' 32" East 85.26 feet, North 85° 41' 52" East 52.69 feet, and South 38° 08' 07" East 788.52 feet to the point of beginning. Containing 6.352 acres or 276,693 square feet of land, more or less.

Being designated as Lot 4 of the Plummer Property as intended to be recorded among the land records of Baltimore County. Also, being known as No. 6120 Glen Falls Road.



ORDER RECEIVED FOR FILING
Date 12/16/91
By M. J. H. H. H.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 11-15-91
Posted for: Steven S. Koren
Petitioner: Franklin A. Plummer, et ux
Location of property: W/S of Glen Falls Road, 500' W of Mack Road
Location of Sign: at front of 6120 Glen Falls Road
Remarks: See front of 6120 Glen Falls Road
Posted by: S. J. [Signature] Date of return: 11-22-91
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/7/91
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/7/91

THE JEFFERSONIAN.

S. Zeke Orlan
Publisher

\$ 84.13

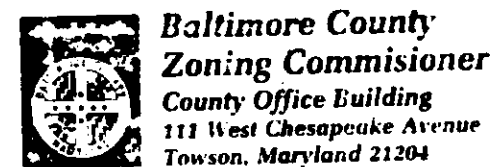
"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD. 11/7/91
THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/7/91

OWINGS MILLS TIMES,

S. Zeke Orlan
Publisher

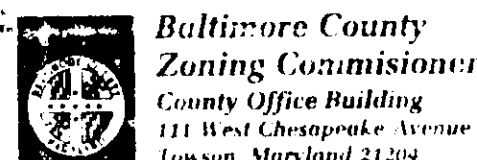
\$ 84.03



receipt

Date: _____ Account: R-001-6150
Number: _____
Please Make Checks Payable To: Baltimore County \$35.00
BA 6032135F110-18-91

Cashier Validation



receipt

Date: _____ Account: R-001-6150
Number: _____
Please Make Checks Payable To: Baltimore County \$104.03
BA 6032135F110-27-91

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 11-15-91

Steven S. Koren
One Centre Park Drive #207
Columbia, Maryland 21045

RE: CASE NUMBER: 92-189-A
W/S Glen Falls Road, 500' W of Mack Road
6120 Glen Falls Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Franklin A. Plummer, et ux
Contract Purchaser(s): Steven S. Koren
HEARING: TUESDAY, NOVEMBER 26, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 109.03 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & F. SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Planning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It is the policy of the County to accept payment by check and to be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is requested.

1-51

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

OCTOBER 28, 1991

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-189-A
W/S Glen Falls Road, 500' W of Mack Road
6120 Glen Falls Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Franklin A. Plummer, et ux
Contract Purchaser(s): Steven S. Koren
HEARING: TUESDAY, NOVEMBER 26, 1991 at 10:00 a.m.

Variance to permit an accessory structure (Barn #1) larger than the principal building on the lot; to permit accessory structures (Barn #1 and Barn #2) to be located in the side yard in lieu of the required rear yard; and to permit accessory structures (Barn #1 and Barn #2) to exist with heights of 29 feet and 24 feet respectively, in lieu of the maximum permitted 15 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Franklin A. Plummer, et ux
Steven S. Koren
McKee & Associates, Inc.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

NOVEMBER 8, 1991

NOTICE OF POSTPONEMENT

CASE NUMBER: 92-189-A
LEGAL OWNER(s): Plummer Property
LOCATION: 6120 Glen Falls Road

THE ABOVE MATTER, PREVIOUSLY ASSIGNED TO HEARD ON TUESDAY, NOVEMBER 26, 1991, HAS BEEN POSTPONED AT THE REQUEST OF STEVEN S. KOREN.

NOTIFICATION OF THE NEW HEARING DATE WILL BE FORWARDED SHORTLY.

Arnold Jablon
Arnold Jablon
Director

cc: Franklin A. Plummer, et ux
McKee & Associates

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

NOVEMBER 13, 1991

NOTICE OF NEW HEARING DATE

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-189-A
W/S Glen Falls Road, 500' W of Mack Road
6120 Glen Falls Road
4th Election District - 3rd Councilmanic
Legal Owner(s): Franklin A. Plummer, et ux
Contract Purchaser(s): Steven S. Koren
HEARING: TUESDAY, NOVEMBER 26, 1991 at 9:00 a.m.

Variance to permit an accessory structure (Barn #1) larger than the principal building on the lot; to permit accessory structures (Barn #1 and Barn #2) to be located in the side yard in lieu of the required rear yard; and to permit accessory structures (Barn #1 and Barn #2) to exist with heights of 29 feet and 24 feet respectively, in lieu of the maximum permitted 15 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Franklin A. Plummer, et ux
Steven S. Koren
McKee & Associates, Inc.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

November 18, 1991

Mr. & Mrs. Franklin A. Plummer
P.O. Box 447
Severna Park, MD 21146

RE: Item No. 202, Case No. 92-189-A
Petitioner: Franklin A. Plummer, et ux
Petition for Variance

Dear Mr. & Mrs. Plummer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. Franklin A. Plummer
P.O. Box 447
Severna Park, MD 21146

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
16th day of October, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Franklin A. Plummer, et ux
Petitioner's Attorney:

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

OCTOBER 29, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: STEVEN S. KOREN

Location: #6120 GLEN FALLS ROAD

Item No.: 202 Zoning Agenda: OCTOBER 29, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *James E. Dyer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: October 29, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for October 29, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 172, 190, 192, 193, 194, 195, 196, 197, 198, 199, 200 and 202.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 12, 1991
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Plummer/Koren, Item No. 202

In reference to the applicant's request, staff offers the following comments:

This property received CRG approval on September 14, 1989 (IV-375).

The plat accompanying the petitioner's request does not conform to the revised CRG plan dated September 17, 1990. Should the applicant's request be granted, a second revised CRG plan will be required.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn
ITEM202/TXTROZ

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: November 19, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 29, 1991

This office has no comments for item numbers 172, 192, 194, 195, 196, 197, 198, 199, 200 and 202.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lvd

KOREN
DEVELOPMENT COMPANY, INC.

November 6, 1991

Ms. Gwen Stevens
Baltimore County
Office of Zoning Administration and
Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 92-189-A
6120 Glen Falls Road
Plummer Property
Hearing - Tuesday, 11/26/91

Dear Ms. Stevens:

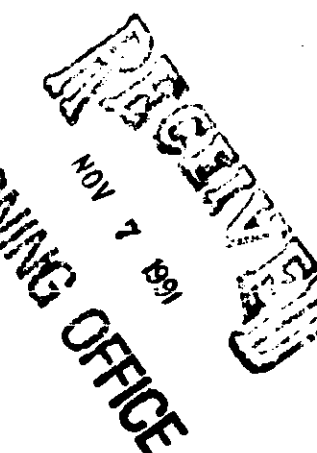
We respectfully request that the zoning hearing, referenced above, be postponed. Unfortunately, we will be out of town that day. In addition, we will also be out of town the week of December 22 through December 28.

I would appreciate that a new date be issued as expeditiously as possible other than within the stated time frames.

Thank you.

Steven S. Koren
Steven S. Koren

SSK/cas
enclosure
cc: Mr. Jeff Schultz

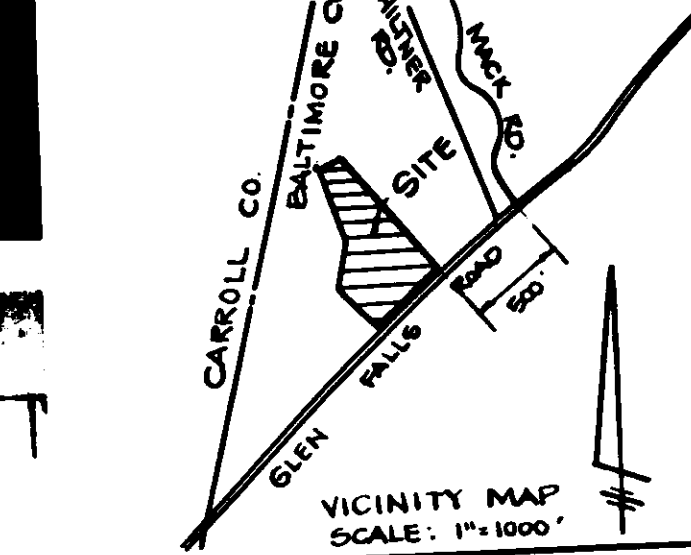


One Centre Park Drive Suite 207 Columbia, MD 21045 301-740-1010

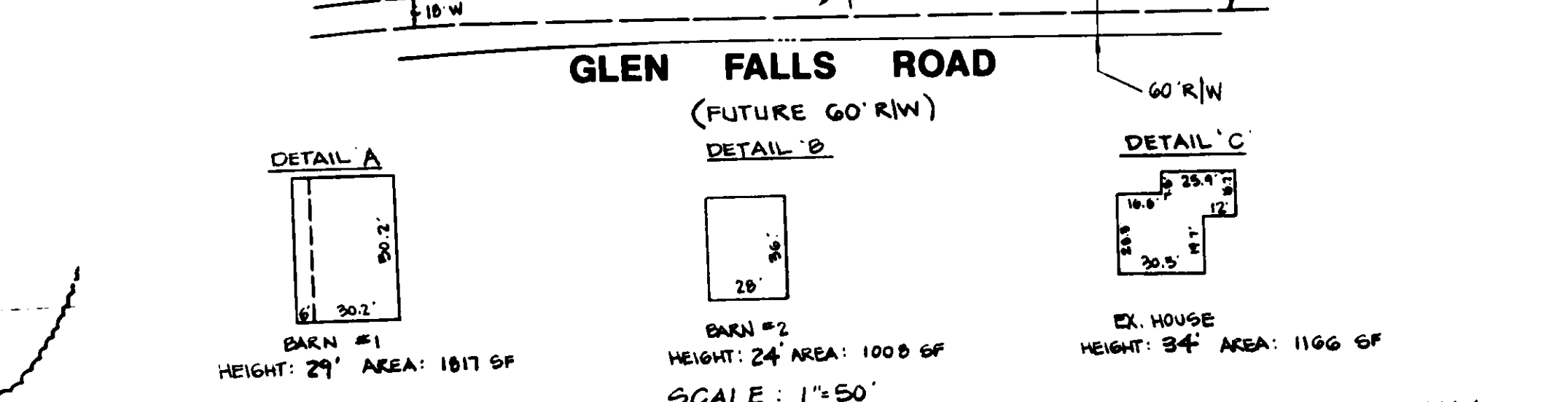
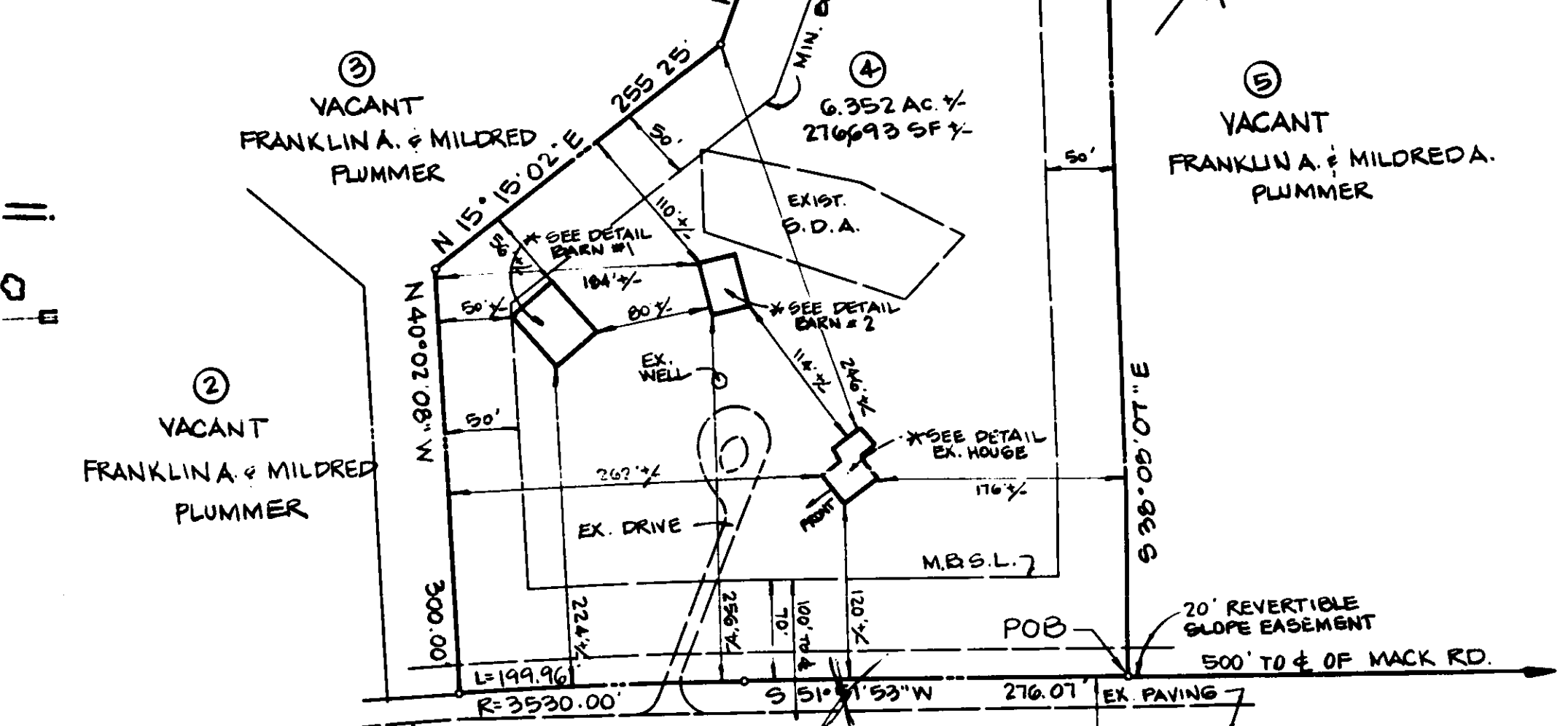
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Mr. & Mrs. F. Plummer</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. S. Koren</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. J. Famill</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. R. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. M. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. K. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. L. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. N. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. O. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. P. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. Q. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. R. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. S. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. T. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. U. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. V. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. W. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. X. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. Y. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>
<i>Mr. & Mrs. Z. Long</i>	<i>6120 Glen Falls Rd. Towson, MD 21204</i>



COUNCILMATIC DISTRICT: 3
ELECTION DISTRICT: 4
1"=200' SCALE MAP: NW-19L
ZONING: R.C. 4
LOT SIZE: 6.352 AC. ±
PRIVATE SEWER
PRIVATE WATER
NOT IN CBCA
NO PRIOR ZONING HEARINGS

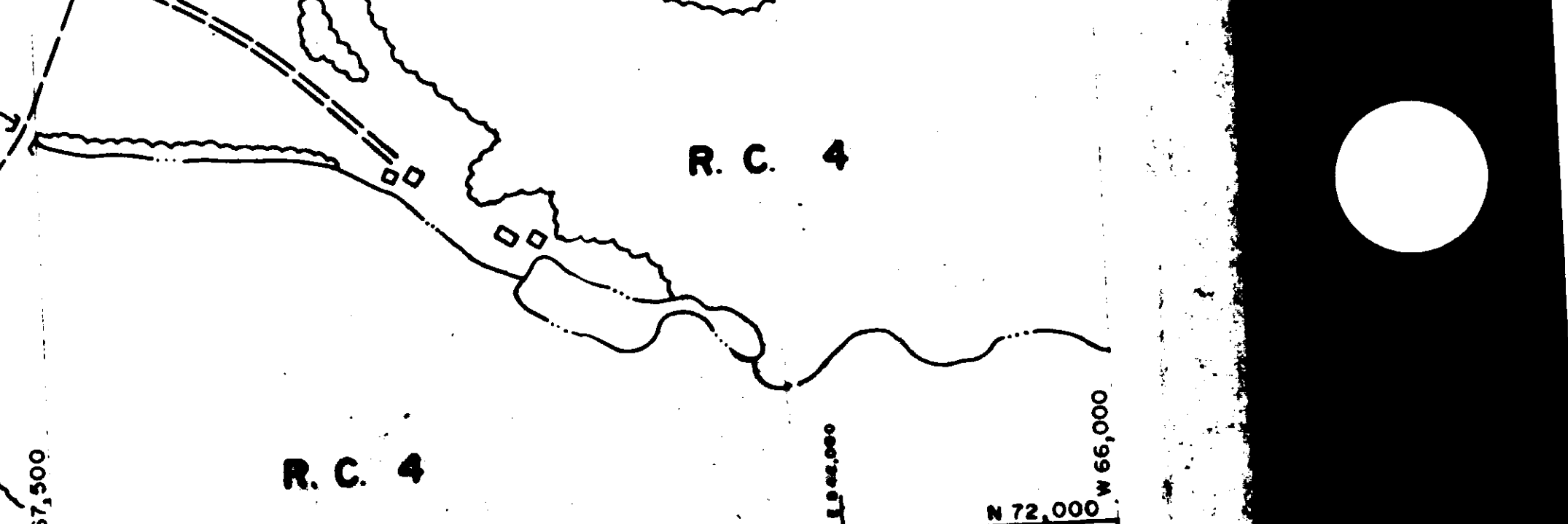


OWNER
FRANKLIN A. & MILDRED A. PLUMMER
P.O. BOX 447
SEVERNA PARK, MD. 21146
DEED: 6237/011

CONTRACT/PURCHASER
KOREN DEVELOPMENT CO., INC.
1 CENTER PARK SUITE 207
COLUMBIA, MD 21045

92-189-A
#6120 GLEN FALLS ROAD
4TH ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1"=100' OCTOBER 17, 1991

LOT 4
"PLUMMER PROPERTY"
CRG # 09184
PLANNING # 14-315



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH OF GLEN FALLS	N. W.
DATE OF PHOTOGRAPHY JANUARY 1986		19-L

ON 189-A

THIS MAP WAS PREPARED IN SELECTED AREAS.
IT WAS COMPILED BY PHOTOGRAMMETRIC METHODS
OF THE BALTIMORE COUNTY, MD. 21210

GENERAL NOTES

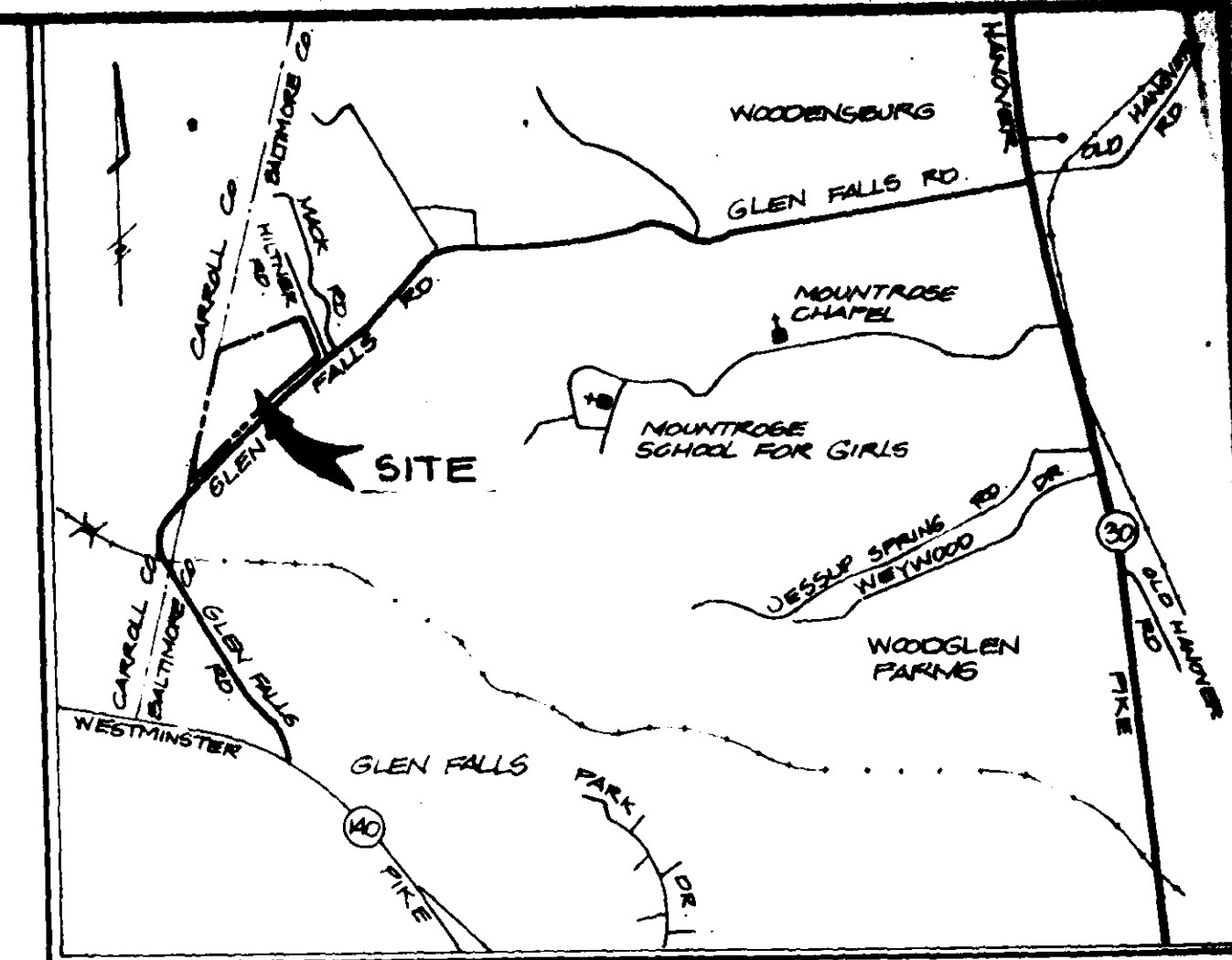
- ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY USE AND ARE FOR SALE.
- THIS SITE LIES WITHIN CONGRESSIONAL DISTRICT No. 8.
- THIS SITE LIES WITHIN WATERSHED No. 8, SUBWATERSHED IN EXISTING LAND USE IS AGRICULTURAL (WOODS).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORICAL, PRESENT, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
- TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
- INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE HOME BUILDING CONTRACTOR.
- EXISTING TREES AND VEGETATION ARE TO BE PRESERVED WHERE POSSIBLE. NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED.
- THIS SITE IS EXEMPT FROM STORM WATER MANAGEMENT AS PER SECTION 2-160.35.4 OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS STORM WATER MANAGEMENT POLICY AND DESIGN MANUAL.
- THIS SITE IS EXEMPT FROM COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL (MAY 7, 1984).
- NO LOCAL OPEN SPACE IS REQUIRED.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY 200 SCALE TOPOGRAPHY.
- SOILS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 12-1-20.
- LOTS SHOWN HEREON WILL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
- AVERAGE DAILY TRIPS 5-12.4-62.
- THIS PROPOSED DEVELOPMENT IS IN CLOSE PROXIMITY TO ACTIVE AGRICULTURAL OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADVISE FUTURE HOMEOWNERS THAT AGRICULTURE HAS A PREFERRED USE STATUS AND THAT DODS, NOISE, DUST, FARM EQUIPMENT, LINE STROK AND THE USE OF AGRICULTURAL CHEMICALS (PESTICIDES, FERTILIZER, HERBICIDES), AND OTHER CONTROL AGENTS ARE IN ACTIVE USE.
- NO MORE THAN 10% OF ANY LOT MAY BE COVERED BY IMPERMEABLE SURFACES IN THE RC-4 ZONE.
- COVENANTS SHALL BE RECORDED TO RESTRICT THE LIMITS OF DISTURBANCE IN EACH LOT.
- ACCESSORY STRUCTURE NOTE
 - ENVIRELAPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVIRELAPES, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
 - ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN "FLOOD PLAIN AREAS" OR HYDRAZINE AREAS.

DENSITY NOTES

- EXISTING ZONING OF PROPERTY: RC-4
- GROSS AREA OF PROPERTY: 20.695 AC.
- LESS NON-BUILDABLE TRACTS:
 - PARCEL A: 0.509 AC.
 - PARCEL B: 1.081 AC.
 - TOTAL: 1.590 AC.
- ADJUSTED GROSS AREA: 25.291 AC.
- NO. LOTS ALLOWED (25.291 / 2): 5 LOTS
- NO. LOTS PROPOSED: 5 LOTS
- HIGHWAY WIDENING AREA: 0.799 AC.
- NET AREA OF LOTS: 24.501 AC.
- AVERAGE LOT SIZE: 4.900 AC.
- PARKING REQUIRED (2 PER LOT): 10 SPACES
- PARKING PROVIDED: 10+ SPACES

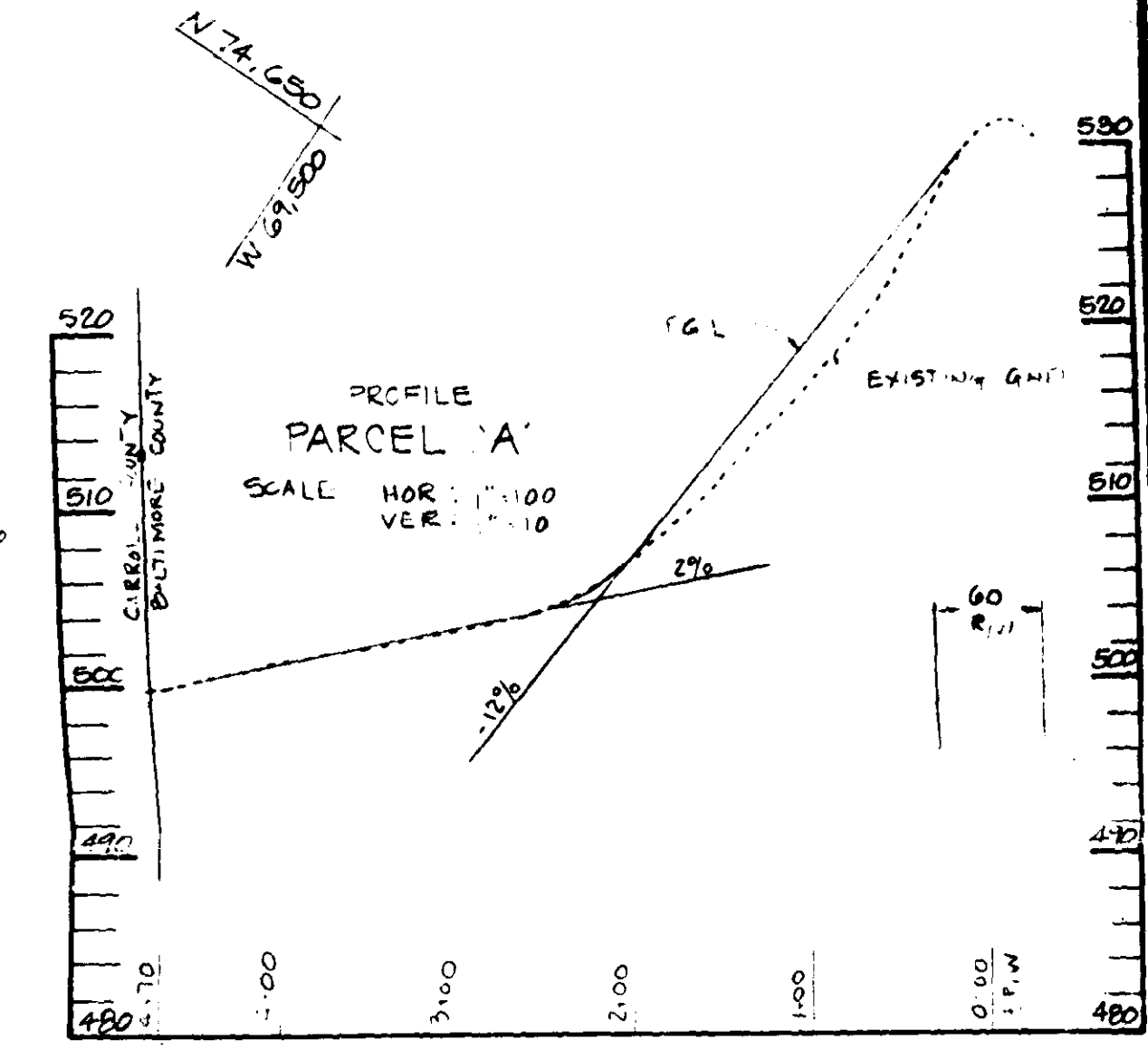
MAYOR & CITY COUNCIL OF BALTIMORE
PLAT OF
PATAPECO RESERVOIR PROPERTY
116-A-1
SHEET 12 OF 33

There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.



VICINITY MAP

SCALE: 1" = 2000'



C.R.G. PLAN

PLUMMER PROPERTY

4TH. ELECTION DISTRICT

BALTIMORE CO., MD.

SCALE: 1" = 100'

AUGUST 14, 1990

DATE OF ORIGINAL C.R.G. APPROVAL: 9-14-89
DATE OF C.R.G. REFINEMENT APPROVAL: 9-17-90

OWNER

FRANKLIN A. & MILDRED A. PLUMMER
P.O. BOX 447
SEVERNA PARK, MD. 21146
DEED REFERENCE: 5237/011
ACCOUNT NO. 04-23-015375

APPLICANT/DEVELOPER

KOREN DEVELOPMENT COMPANY INC.
1 CENTER PARK - SUITE 207
COLUMBIA, MD. 21045
(301) 740-1010

Public Services C.R.G. No. 89184

Planning No. IV-375

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by: G.C.S.
Drawn by: J.B.R.
Checked by: G.C.S.
Job Number: 89-76

James W. McKee Date
(Maryland Registered No. 9012)

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- WELL AREAS
- PERCOLATION TEST
- 25% SLOPES OR GREATER
- LIMIT OF SOIL TYPES
- FOREST BUFFER
- LIMIT OF DISTURBED AREA
- EXISTING TREE LINE
- TREES TO BE REMOVED

PARCEL A

NOT FOR BUILDING PURPOSES.
TO BE PART OF CARROLL COUNTY LOT 7.

DATE OF FIRST AMENDMENT: 8-14-90

REASON: REVISED LOT LAYOUT TO CREATE PARCEL "B" WHICH WILL BE ADDED TO CARROLL COUNTY LOT 6.

NOTE: NO LOTS WITHIN THE SUBDIVISION HAVE BEEN SOLD.

SOIL TYPES & LIMITATIONS (SEE MITIGATED MEASURES FOR SOILS WITH LIMITATIONS)			
TYPE	CLASS	FILTER FIELDS	WITH EMBANKMENTS
CCB, ESD	B	SLIGHT	SLIGHT
CCB, ESD	B	MODERATE SLOPE	MODERATE SLOPE
CCB, ESD	B	SEVERE SLOPE	SEVERE SLOPE
CCB, ESD	B	SEVERE SLOPE	SEVERE SLOPE
CCB, ESD	B	SEVERE SLOPE	SEVERE SLOPE
CCB, ESD	B	SEVERE SLOPE	SEVERE SLOPE

- MITIGATED MEASURES FOR SOILS WITH LIMITATIONS DUE TO STEEP SLOPES
- NO AREAS WITH 25% OR GREATER SLOPES WILL BE DISTURBED.
- ALL DISTURBED AREAS WILL BE STABILIZED WITH PERMANENT SEEDING AND VEGETATION.
- WHENEVER POSSIBLE, RUNOFF WILL BE DIVERTED AWAY FROM SEVERE SLOPES.
- STORM DRAIN OUTFALLS WILL BE DESIGNED SO AS TO SPREAD RUNOFF AND AVOID CONCENTRATED FLOWS.

